113.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	589,300 / 589,300
					USE VALUE:	589,300 / 589,300
					ASSESSED:	589,300 / 589,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JARBOE MELANIE & ANDREW
Owner 2:	
Owner 3:	
Street 1:	200 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JACKSON JEROME D & DIANE I -
Owner 2:	-
Street 1:	12 MOUNTAIN LAURELS DR APT102
Twn/City:	NASHUA
St/Prov:	NH Cntry:
Postal:	03062

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4769.000	195,100		394,200	589,300
Total Card	0.109	195,100		394,200	589,300
Total Parcel	0.109	195,100		394,200	589,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.37 /Parcel: 331.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72209

GIS Ref

GIS Ref

Insp Date 05/12/21

!8775!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,100	0	4,769.	394,200	589,300		Year end	12/23/2021
2021	101	FV	141,900	0	4,769.	394,200	536,100		Year End Roll	12/10/2020
2020	101	FV	142,100	0	4,769.	394,100	536,200	536,200	Year End Roll	12/18/2019
2019	101	FV	206,500	6900	4,769.	399,800	613,200	613,200	Year End Roll	1/3/2019
2018	101	FV	206,500	6900	4,769.	298,400	511,800	511,800	Year End Roll	12/20/2017
2017	101	FV	206,500	6900	4,769.	270,300	483,700	483,700	Year End Roll	1/3/2017
2016	101	FV	206,500	6900	4,769.	259,000	472,400	472,400	Year End	1/4/2016
2015	101	FV	194,900	6900	4,769.	219,600	421,400	421,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:54:18

LAST REV

Date	Time
06/03/21	08:54:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACKSON JEROME	1521-107		1/17/2018		500,000	No	No		
	912-67		10/1/1978		47,900	No	No		Y

USER DEFINED

Prior Id # 1:	72209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2020	254	Dormers	100,844	O				
6/15/2018	818	Demo Poo	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2021	Measured	DGM	D Mann
4/11/2019	SQ Returned	JO	Jenny O
9/6/2018	TTL REFUSAL	BS	Barbara S
3/18/2009	Meas/Inspect	372	PATRIOT
10/26/2000	Hearing Chag	163	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/8/2000	Measured	263	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4769		Sq. Ft.	Site		0	70.	1.18	5									394,150						394,200	

Total AC/HA:	0.10948	Total SF/SM:	4769	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	394,150	Spl Credit		Total:	394,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	5 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.30789471
Const Adj.:	0.94080186
Adj $ / SQ:	123.047
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326760
Depreciation:	131684
Depreciated Total:	195076

COMMENTS

NO HEAT IN TQS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

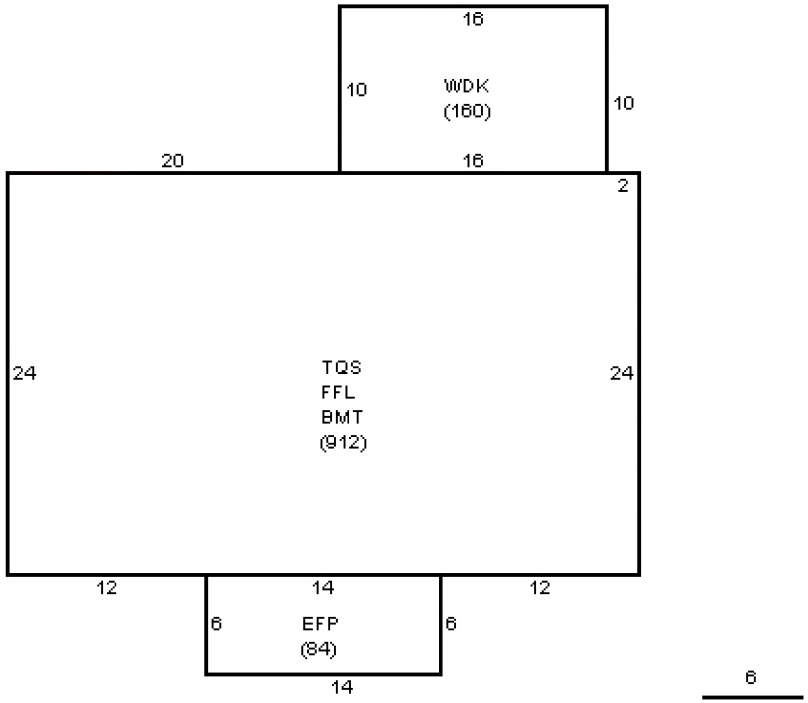
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	123.05
Special Features:	0	Val/Su Net:	70.89
Final Total:	195100	Val/Su SzAd	122.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	39.280	35,820
FFL	First Floor	912	123.050	112,219
TQS	3/4 Story	684	123.050	84,164
WDK	Deck	160	11.520	1,844
EFP	Enclos Porch	84	56.110	4,713

Net Sketched Area:	2,752	Total:	238,760
Size Ad	1596	Gross Area	2980	FinArea	1778
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

113.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	